

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		PRINCETON RD, ARLINGTON

## OWNERSHIP

Owner 1:	VERMA HERMANT & HETAL		
Owner 2:			
Owner 3:			
Street 1:	24 PRINCETON RD		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

## PREVIOUS OWNER

Owner 1:	DONATO PAUL J/ETAL -		
Owner 2:	DONATO SHARON A -		
Street 1:	24 PRINCETON RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains .154 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 2017, having primarily Vinyl Exterior and 5071 Square Feet, with 1 Unit, 3 Baths, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

## EXTERIOR INFORMATION

Type:	9	- Contemporary
Sty Ht:	2T	- 2 & 3/4 Sty
(Liv) Units:	1	Total: 1
Foundation:	2	- Conc. Block
Frame:	1	- Wood
Prime Wall:	4	- Vinyl
Sec Wall:	7	- Brick 15 %
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	GREEN	
View / Desir:	k	- Kelwyn Manor

## GENERAL INFORMATION

Grade:	B+	- Good (+)
Year Blt:	2017	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:	G19	Fact:
Const Mod:		
Lump Sum Adj:		

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:	1		
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	15	- H.V.A.C	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:		% Sprinkled:	

## MOBILE HOME

## SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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More: N

Total Yard Items:

Total Special Features:

Total:

## BATH FEATURES

Full Bath:	3	Rating: Average
A Bath:		Rating:
3/4 Bath:	2	Rating: Average
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

## OTHER FEATURES

Kits:	1	Rating: Average
A Kits:		Rating:
Frpl:	1	Rating: Average
WSFlue:		Rating:

## CONDO INFORMATION

Location:		
Total Units:		
Floor:		
% Own:		
Name:		

## DEPRECIATION

Phys Cond:	AV	- Average	1.2 %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			1.2 %

## CALC SUMMARY

Basic \$ / SQ:	125.00
Size Adj.:	0.89394492
Const Adj.:	0.99732530
Adj \$ / SQ:	111.444
Other Features:	137777
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1024101
Depreciation:	12289
Depreciated Total:	1011812

## COMMENTS

## RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 6		BRs: 2		Baths: 3		HB						

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

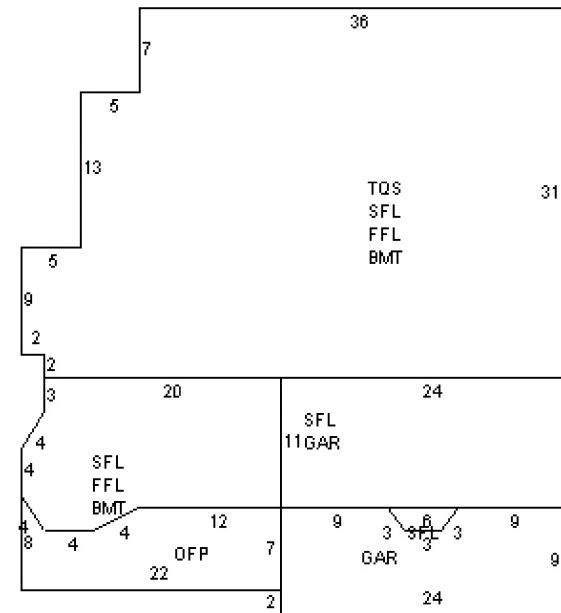
## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Dep:	162.71	
Special Features:	0	Val/Su Net:	156.89	
Final Total:	1011800	Val/Su SzAd	235.07	

## SKETCH



## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,806	111.440	201,268
BMT	Basement	1,533	45.970	70,473
FFL	First Floor	1,533	111.440	170,844
TQS	3/4 Story	965	111.440	107,572
GAR	Garage	471	20.250	9,539
OPF	Open Porch	141	28.130	3,966
Net Sketched Area:		6,449	Total:	
Size Ad	4304.25	Gross Area	12879	FinArea 5071

## SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

## IMAGE

AssessPro Patriot Properties, Inc

